

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

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The Los Angeles County Zoning Ordinance accommodates a range of agricultural activities as well as low-density single-family homes in agricultural (A-1 and A-2) zones. For uses that have the potential to generate adverse impacts and be incompatible with a rural environment, a Conditional Use Permit is required. The Conditional Use Permit process involves a thorough analysis of the proposed use as well as a public hearing. This insures that potential impacts are mitigated and that the use is compatible with the existing community.

A private school is a land use which has the potential to increase demands on public infrastructure and to generate noise and traffic. Proposed schools in agricultural zones should therefore be subject to a Conditional Use Permit to ensure that they are sited, designed, and operated in a manner that is compatible with and sensitive to the surrounding rural environment. The Zoning Ordinance currently requires a Conditional Use Permit for a school in the A-1 (Light Agricultural) Zone, but it does not require a Conditional Use Permit for a school in the A-2 (Heavy Agricultural) Zone. There is no rational basis for the CUP requirement in one zone (A-2) but not the other zone (A-1), and the County should modify its Zoning Ordinance to make the two consistent.

I, THEREFORE, MOVE that the Board of Supervisors instruct the Director of Planning to prepare an ordinance that requires a Conditional Use Permit for a school in the A-2 (Heavy Agricultural) Zone and to present it to the Regional Planning Commission for consideration in a public hearing within 90 days.

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MDA:pno

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